

Not to Scale

Notes:

- The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated through he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DISSAFE prior to construction @ 1-888-344-7233.)
- Project site is located within Zones A & Zone X (Areas determined to be outside the 0.25% annual chance floodplain) as shown on F.M.A. Flood Insurance rate map # 44090C0155H for the town of South Kingstown, Rhode Island, Washington County, having an effective date of October 18, 2010.
- A portion of the site falls within C.R.M.C.'s Salt Ponds Region Area Management Plan (S.A.M.P.).
- Property lines shown hereon are based on a Class I survey identified in reference #1 and are subject to change as additional work may disclose.

References:

- Plan of Land for Judith Delea, South Road & Curtis Corner Road, South Kingstown, Rhode Island Dated 3-18-06, Scale: 1"=80' Prepared by: Sheldon Survey, Inc. supplied by client.
- Final Plan Case Form in the Town of South Kingstown, Rhode Island Platted for Jonathan & Kimberly Gilbert 988 South Road, Wakefield, RI 02879 Oct. 1993, Scale: 1"=50' Prepared by: Jackson Surveying on file in the Town of South Kingstown Land Records Plat Book 24, Page 25.
- Final Cassease Acres - Phase II a Residential Compound, Assessor's Plat 467, Lot 41, South Kingstown, Rhode Island, Owners George E. & Nancy Herman Scale: 1"=40' Dated: Revised
- Final Plat Jun 1996, Prepared by James P. Lawless, R.L.S., P.E. on file in the Town of South Kingstown Land Records Plat 096-164.

Note:  
 This plan/report is substantially correct in accordance with a CLASS IV Standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors. This plan is not to be construed as an accurate boundary survey and is subject to such changes as an boundary survey may disclose.

Certification:

This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:

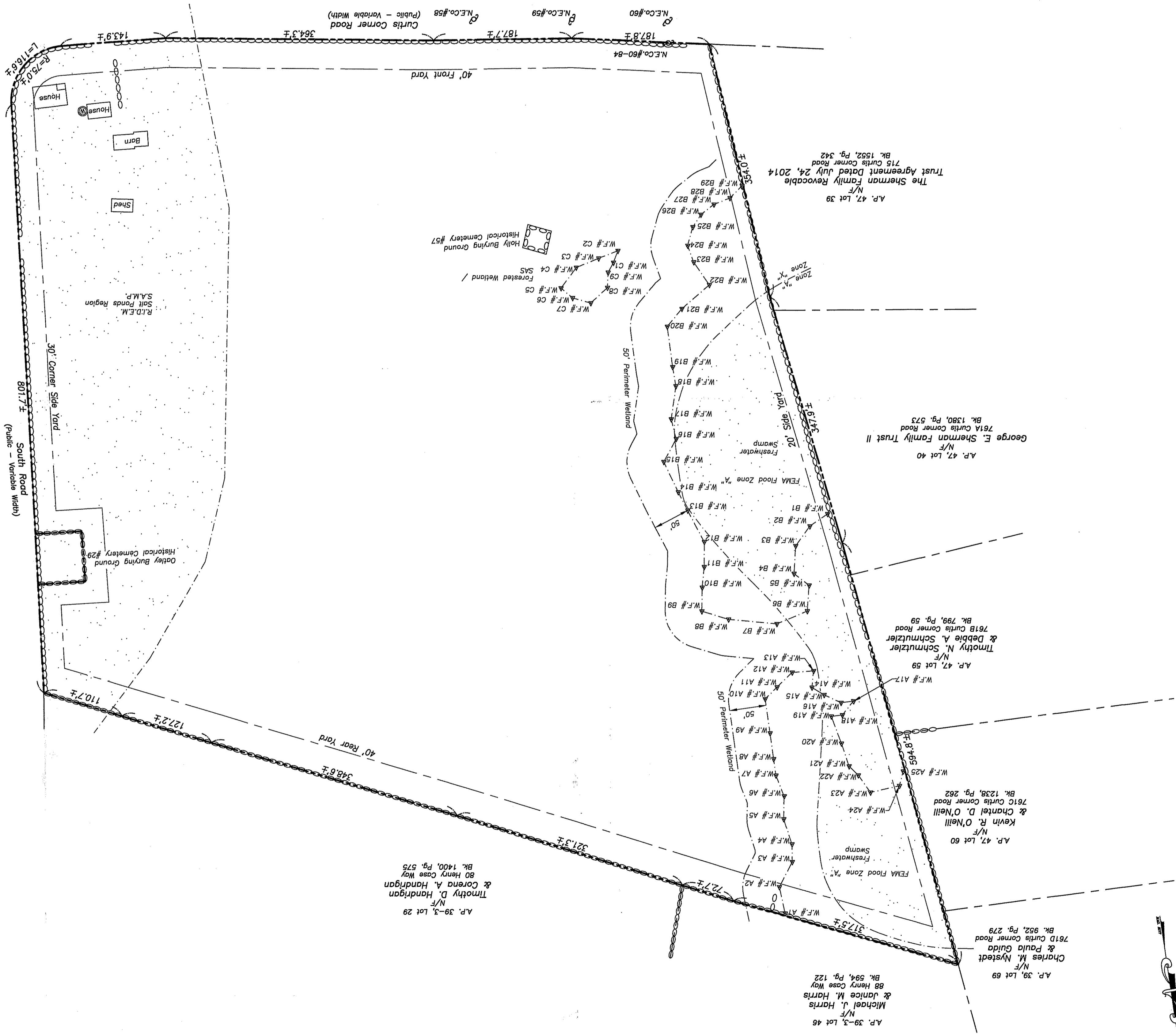
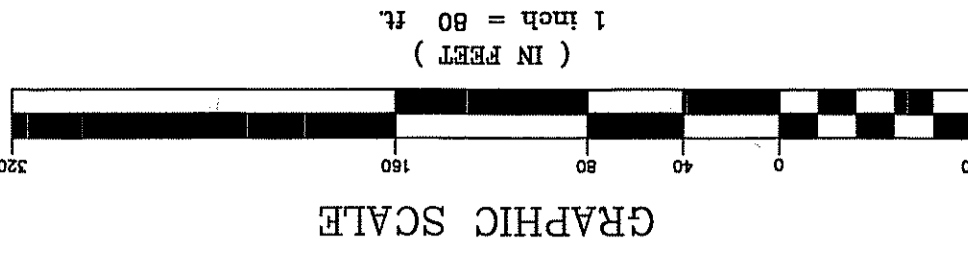
Survey Type: Comprehensive Boundary Survey - Class IV

Data Accumulation Survey - Planimetric - Class III

The purpose for the conduct of the survey and for the preparation of the plan is as follows:  
 To perform a Comprehensive Boundary Survey along with inclusion of Planimetric and Topographic Features for the purpose of preparing a Wetlands Edge Verification Plan.



By: *Michael A. Fontaine* Date: 8-25-17  
 License No. LS-1956 - C.O.A. No. LS-A553



No.	Revision:	By:	Date:

Scale: 1"=80'  
 Date: 08-31-17  
 Drawn By: MAF  
 Checked By: MAF  
 Job # 13-016  
 Map # 13-016  
 Sheet: 1 of 1

Wetland Verification Plan  
 A.P. 47-2, Lot 37  
 607 Curtis Corner Road  
 South Kingstown, Rhode Island  
 Prepared For: True North Land Company

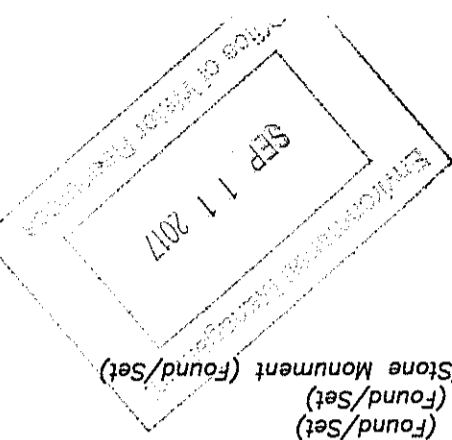
- Property Line
- Easement Line
- Abutter's Line
- Building Line
- Existing Index Contour
- Proposed Contour
- Soil Erosion Contour
- Iron Rod (Found/Sat)
- Dull Hole (Found/Sat)
- Concrete/Stone Monument (Found/Sat)
- Hub/Leak

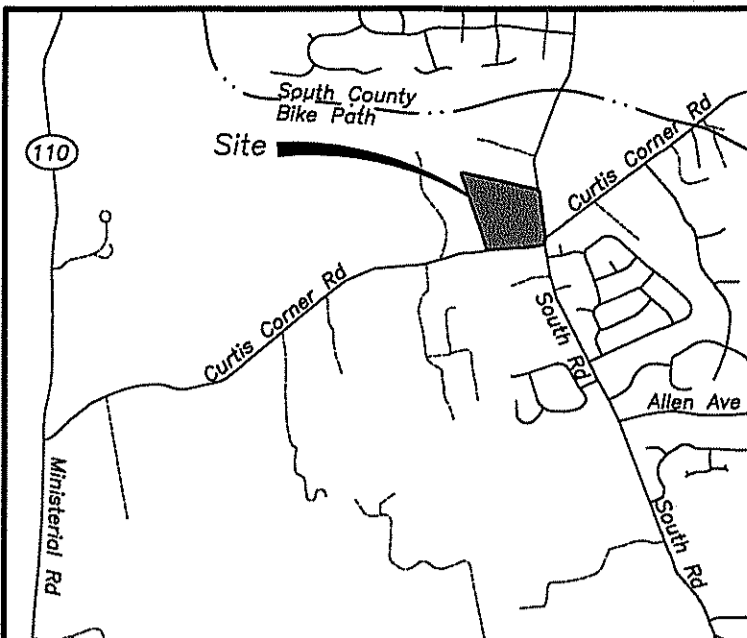
**Street Index**  
 South Road  
 Curtis Corner Road

**Owner**  
 True North Land Co.  
 11 Knight Street  
 Unit E9  
 Warwick, RI 02886

**Parcel Data**  
 Deed Book 1645, Page 509  
 Lot Area: 1,134,062 s.f.±  
 or 26.0 Acres±

**Zoning Data**  
 R-30 Zone  
 Min. Frontage/Width: 125'  
 Min. Lot Size: 30,000 s.f.  
 Max. Building Coverage: 20%  
 Min. Front Yard: 40'  
 Min. Cor. Side Yard: 30'  
 Min. Side Yard: 20'  
 Min. Rear Yard: 40'  
 Max. Bldg. Height: 35'  
 \* Place refer to zoning Regs. for additional information.





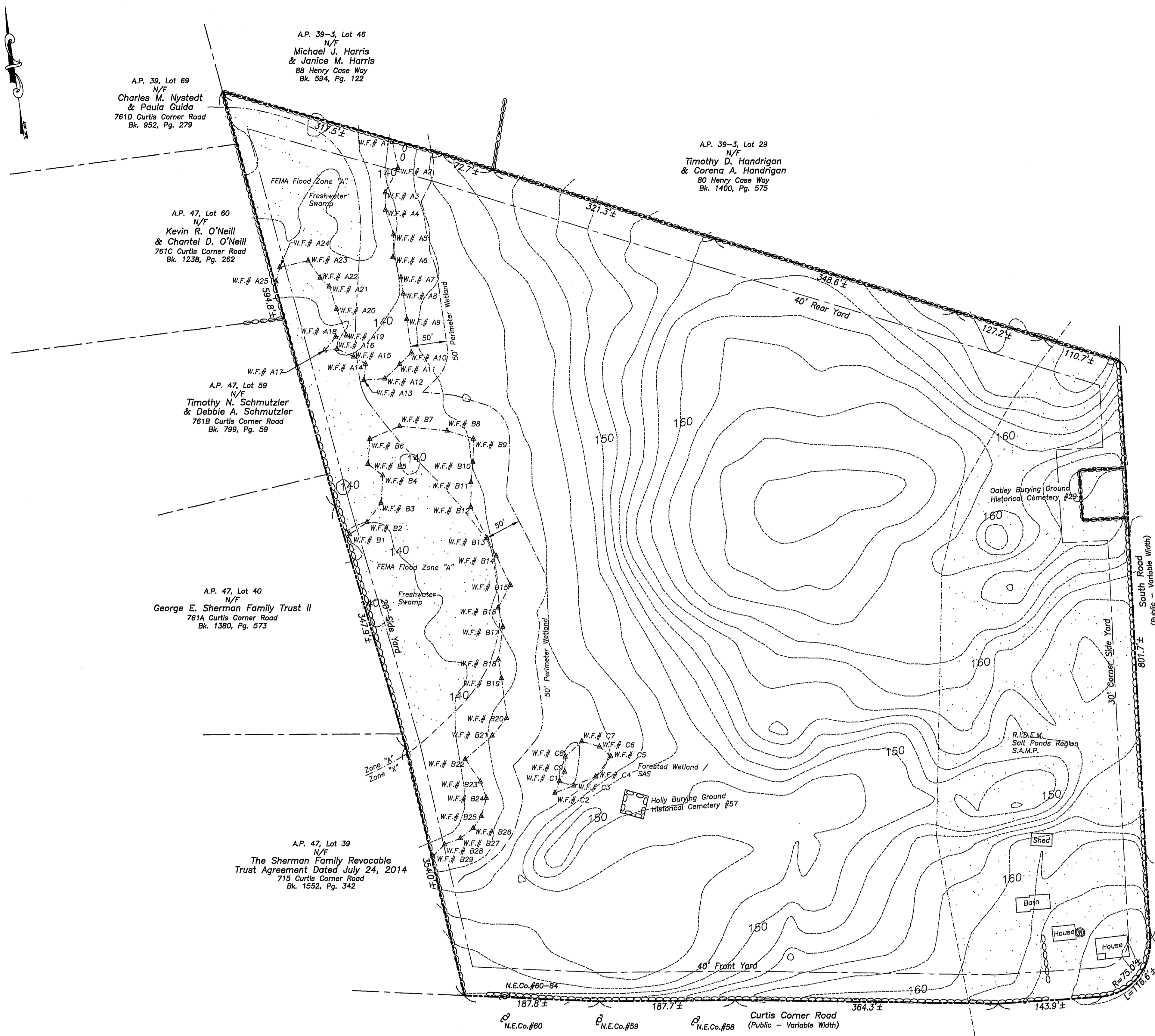
LOCUS  
Not to Scale

**Notes:**

- 1.) The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DIGSAFE prior to construction @ 1-888-344-7233.)
- 2.) Project site is located within Zones A & Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on F.E.M.A. Flood Insurance rate map # 440900185H for the Town of South Kingstown, Rhode Island, Washington County, having an effective date of October 18, 2010.
- 3.) A portion of the site falls within C.R.M.C.'s Salt Ponds Region Area Management Plan (S.A.M.P.).
- 4.) Property lines shown herein are based on a Class I survey identified in reference #1 and are subject to change as additional work may disclose.
- 5.) Topography shown taken from South Kingstown aerial GIS map and is intended only for supplemental reference purposes. Not intended for official design.

**References:**

- 1.) Plan of Land for Judith DeFeo, South Road & Curtis Corner Road, South Kingstown, Rhode Island Dated 3-18-06, Scale: 1"=80' Prepared by: Sheldon Survey, Inc. supplied by client.
- 2.) Final Plan Case Form in the Town of South Kingstown, Rhode Island Platted For Jonathan & Kimberly Gilbert 988 South Road, Wakefield, RI 02879 Oct. 1993, Scale: 1"=50' Prepared by: Jackson Surveying on file in the Town of South Kingstown Land Records Plat Book 24, Page 25.
- 3.) Final Genesee Acres - Phase II a Residential Compound, Assessor's Plat 467, Lot 41, South Kingstown, Rhode Island, Owners George E. & Nancy Herman Scale: 1"=40' Dated: "Revised Final Plat" Jun 1996, Prepared by: James P. Lawless, R.L.S., P.E. on file in the Town of South Kingstown Land Records Plat C96-184.



**Street Index**

South Road  
Curtis Corner Road

**Owner**

True North Land Co.  
11 Knight Street  
Unit E9  
Warwick, RI 02886

**Parcel Data**

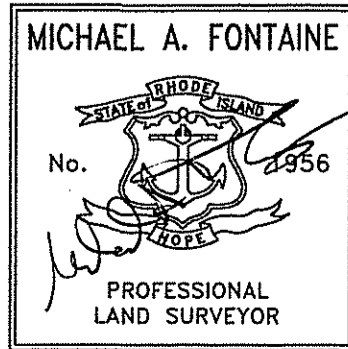
Deed Book 1645, Page 509  
Lot Area: 1,134,062 s.f.±  
or 26.0 Acres±

**Zoning Data**

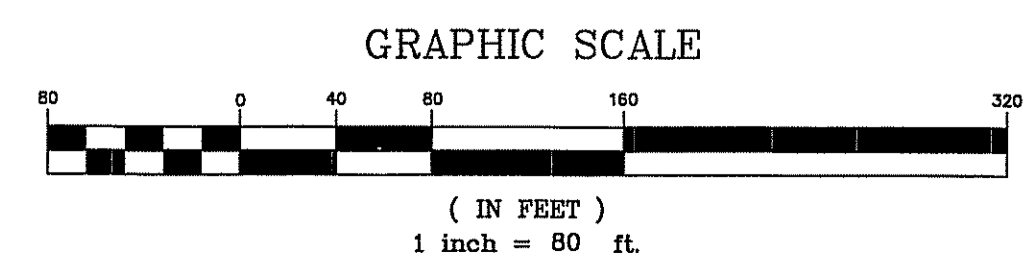
R-30 Zone  
Min. Frontage/Width: 125'  
Min. Lot Size: 30,000 s.f.  
Max. Building Coverage: 20%  
Min. Front Yard: 40'  
Min. Cor. Side Yard: 30'  
Min. Side Yard: 20'  
Min. Rear Yard: 40'  
Max. Bldg. Height: 35'  
\* Please refer to Zoning Regs. for additional information.

**Note:**  
"This plan/report is substantially correct in accordance with a CLASS IV Standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors. This plan is not to be construed as an accurate boundary survey and is subject to such changes as an accurate boundary survey may disclose."

**Certification:**  
This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:  
Survey Type:  
Comprehensive Boundary Survey - Class IV  
Data Accumulation Survey - Planimetric - Class III



The purpose for the conduct of the survey and for the preparation of the plan is as follows:  
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric and Topographic Features for the purpose of preparing a "Wetlands Edge Verification Plan".  
By: *Michael A. Fontaine* Date: 7-8-17  
Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



- Property Line
- Easement Line
- Abutter's Line
- Building Line
- 10- Existing Index Contour
- 7- Existing Intermediate Contour
- (5) Proposed Contour
- Soil Erosion Control
- Soil Evaluation (S.E.V.)
- Iron Rod (Found/Set)
- Drill Hole (Found/Set)
- Concrete/Stone Monument (Found/Set)
- Hub/Tack

**Wetland Verification Plan**  
A.P. 47-2, Lot 37  
607 Curtis Corner Road  
South Kingstown, Rhode Island  
Prepared For: True North Land Company

No.	Revision:	By:	Date:

**Fontaine**  
Land Surveying, LLC

Michael A. Fontaine, PLS  
593 Green Hill Beach Road  
South Kingstown, RI 02879  
ghb593@verizon.net  
(401)793-6777

Scale: 1"=80' Date: 08-31-17  
Drawn By: MAF  
Checked By: MAF  
Job # 13-016  
Map # 13-016 Sheet: 1 of 1